

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, January 9, 2008, 9:00 AM
DPLU Hearing Room
5201 Ruffin Road, Suite B, San Diego, California**

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than one week prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on late-filed documents.

Note: The aforementioned does not apply to materials that are presented at the meeting as part of a visual presentation.

- A. ROLL CALL**
 - B. Statement of Planning Commission's Proceedings**
 - C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.
 - D. Announcement of Handout Materials Related to Today's Agenda Items**
 - E. Requests for Continuance**
 - F. Formation of Consent Calendar**
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Regular Agenda Items

1. [KRS Development Tentative Map \(TM\) 5511RPL³ and Site Plan S07-019; Borrego Springs Community Plan Area](#) (Taylor) Continued from the meeting of November 7, 2008

A request for a Vesting Tentative Map to subdivide a 50.69-acre property into 17 single-family residential lots of at least 2 acres each, along with one 11.6 acre commercial lot. The project site is located West of Hoberg Road and north of Palm Canyon Drive, abutting Anza-Borrego Desert State Park, in the unincorporated community of Borrego Springs. No extension of sewer or water utilities will be required by the project, and no development is currently proposed for the commercially zoned lot. Such development will be required to be approved under a subsequent Site Plan permit.

2. [Vegetation Management Report; Unincorporated San Diego County \(Oberbauer\)](#)

The proposal is a report discussing vegetation management issues in San Diego County. During their hearing on this topic in September, the Board of Supervisors requested that we report back in 180 days (March of 2009). In the report, they have asked for a discussion of activities that are being undertaken by public agencies for management of vegetation in order to address potential for catastrophic fire that may impact lives, property and habitat health and include scientific input. During your meeting on September 26, it was discussed that a subcommittee of the Commission consisting of Michael Beck and Adam Day would work with a facilitator to bring together scientists and practitioners who have experience with vegetation and fire. Two workshop subcommittee meetings were held. We will report on the consensus of information from those meetings as well as preliminary information regarding the management activities by public land management and fire agencies.

3. [Club Estates; TM 5499 RPL2; Pala-Pauma Community Plan Area \(Hofreiter\)](#)

The project is a Tentative Map to divide 48.31 acres into 31 residential lots, one street lot, and one open space lot. The project site is located on Highway 76 in the Pala-Pauma Community Planning Area, within unincorporated San Diego County. The site is subject to the General Plan Regional Categories 1.5 Country Towns and 1.6 Environmentally Constrained Areas, Land Use Designations (1) Residential and (24) Impact Sensitive. Zoning for the site is RR1, Rural Residential Use and A70, Limited Agricultural Use. The site contains an existing residence and two existing groundwater wells that would remain. Access would be provided by a private road connecting to Highway 76. The project is within the sphere of influence and proposes to annex into the Pauma Valley Community Services District and the Rancho Pauma Mutual Water Company. These two districts will provide sewer and local water to the project. The project will require approximately 400 feet of extension of off-site sewer and approximately 20 feet of extension of off-site water utilities. Earthwork will consist of cut and fill of 30,000 and 23,000 cubic yards of material. The project includes the following off-site improvements: highway widening in the existing and to-be-dedicated Caltrans right-of-way for Highway 76 for a left turn lane and a deceleration lane, relocation of existing utility poles along Highway 76, as well as the extension of water and sewer lines off-site to the southwest in an existing easement in favor of the project property. The project is located along Highway 76, one-half mile west of Pauma Valley Drive

4. **Glen Oaks Wireless Telecommunications Facility; Major Use Permit P04-049; Alpine Community Plan Area (Lubich)**

This is a request for a Major Use Permit to authorize the construction and operation of an unmanned wireless facility. The facility includes a 45-foot tall faux monopine to which 12 panel antennas and 1 parabolic antennas 4 feet in diameter will be mounted. Associated equipment will consist of 3 equipment cabinets and will be enclosed by a 8-foot high Concrete Masonry Unit (CMU) wall. The project will occupy 600 square-feet of the 10.89 acre parcel. The project is subject to the Estate Development Area (EDA) General Plan Regional Category and the (17) Estate Residential General Plan Land Use Designation. The project site is zoned A70 (Limited Agriculture) which permits Wireless Telecommunication Facilities under the Tier 4 Classification with the approval of a Major Use Permit pursuant to Section 6985A of the Zoning Ordinance. The project is located at 9590 Chocolate Summit Drive in the Alpine Community Plan Area.

Administrative Agenda Items

G. Director's Report

- **Results from Board of Supervisors' Hearing(s) of Items Previously Considered by the Planning Commission (Gibson)**

H. Report on actions of Planning Commission's Subcommittees.

I. Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.

J. Discussion of correspondence received by Planning Commission.

K. Scheduled Meetings.

January 23, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
February 13, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
February 27, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
March 13, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
March 27, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
April 10, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room

April 24, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
May 8, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
May 22, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 5, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 19, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
July 10, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
July 24, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 7, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 21, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 4, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 18, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 2, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 16, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room

Adjournment

Additional Information:

This Agenda is now available on the County of San Diego's Department of Planning and Land Use web page at www.sdcountry.ca.gov/dplu/index.html. Click on "Public Hearing Information".

Planning Commission actions on items on this agenda are considered taken as of the adjournment of the meeting. Finality and effectiveness of those actions are governed by provisions of laws and ordinances, and may be affected by appeal provisions.

Appeals

Certain decisions of the Planning Commission may be appealed to the Board of Supervisors. Applicable County ordinances should be consulted regarding the actual requirements, which are summarized below:

Major Use Permits, Reclamation Plans & Site Plans Required by Specific Plans:	Filed in office of Planning Commission, within 10 days of Commission decision (Zoning Ord. §7366)
Tentative Maps:	Filed with Clerk of Board of Supervisors, within 10 days of Commission decision (S.D.Co. Code §81.307, Gov. Code §66452.5)
Recommendations Against Zoning Reclassifications:	Filed with Board of Supervisors, within 40 days after Commission recommendation is transmitted to the Board (Zoning Ord. §7506.d)
Environmental Determinations*	Filed in office of Planning Commission within 10 days of Environmental Determination or project decision, whichever is later (S.D.Co. Code §86.404)

No appeal is provided for Commission decisions on Administrative Appeals, Variances, or Minor Use Permits; the Commission decision is final. Commission recommendations on General and Specific Plans (and Amendments), Zoning Ordinance Amendments, and favorable actions on Zoning Reclassifications, are automatically presented to the Board of Supervisors, so no appeal is necessary.

The address for filing with the Board of Supervisors is: Clerk of the Board of Supervisors, Room 402, 1600 Pacific Highway, San Diego, CA 92101. The address for filing with the Planning Commission is: San Diego County Planning Commission, 5201 Ruffin Road, Suite B, San Diego, CA 92123. Appeals must be accompanied by the appeal fee of \$500.00.

*An "Environmental Determination" is a decision by a non-elected County decision maker, to certify an EIR, approve a Negative Declaration or Mitigated Negative Declaration, or determine that a project is not subject to CEQA.